| 157.0 | 0008 | 0001.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 721,300 / 721,300 |
| | | | | | USE VALUE: | 721,300 / 721,300 |
| | | | | | ASSESSED: | 721,300 / 721,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 130 | | GEORGE ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MOURADIAN JAMES /MICHELLE |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 130 GEORGE ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | FITZGERALD KEVIN K/ETAL - |
| Owner 2: | SCHECHTER HARRIET J - |
| Street 1: | 130 GEORGE ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1928, having primarily Aluminum Exterior and 1482 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 8 | Ledge |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6000.000 | 298,000 | 3,300 | 420,000 | 721,300 |
| Total Card | 0.138 | 298,000 | 3,300 | 420,000 | 721,300 |
| Total Parcel | 0.138 | 298,000 | 3,300 | 420,000 | 721,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 486.71 | /Parcel: 486.7

**Legal Description**

**User Acct** 105004

**GIS Ref**

**GIS Ref**

**Insp Date** 12/01/08

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 157.0-0008-0001.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 298,100 | 3300 | 6,000. | 420,000 | 721,400 | 721,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 238,300 | 3300 | 6,000. | 420,000 | 661,600 | 661,600 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 238,300 | 3300 | 6,000. | 354,000 | 595,600 | 595,600 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 238,300 | 3300 | 6,000. | 324,000 | 565,600 | 565,600 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 238,300 | 3300 | 6,000. | 276,000 | 517,600 | 517,600 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 223,400 | 3300 | 6,000. | 240,000 | 466,700 | 466,700 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 223,400 | 3300 | 6,000. | 222,000 | 448,700 | 448,700 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 223,400 | 3300 | 6,000. | 211,200 | 437,900 | 437,900 | | 12/13/2012 |

!12342!

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 02:26:19 |

**LAST REV**

| Date | Time |
|---|---|
| 08/18/16 | 07:37:21 |
| ekelly | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12342

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| FITZGERALD KEVI | 45942-439 | | 8/25/2005 | Estate/Div | 415,000 | No | No | | |
| ANDERSON HELGA | 25857-449 | | 11/30/1995 | | 184,900 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 105004 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/23/2015 | 781 | Manual | 3,300 | | 6/23/2015 | | | Install accessory |
| 1/22/2015 | 100 | Solar Pa | 37,330 | | | | | Install 31 solar p |
| 4/4/2000 | 227 | Det. Gar | 1,000 | O | | G4 | GR FY04 | FOUNDATION FOR GAR |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 5/19/2015 | Permit Insp | PC | PHIL C |
| 12/1/2008 | Measured | 372 | PATRIOT |
| 12/9/2005 | MLS | MM | Mary M |
| 12/21/1999 | Mailer Sent | | |
| 12/2/1999 | Measured | 268 | PATRIOT |
| 7/17/1993 | | EK | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6000 | | Sq. Ft. | Site | | 0 | 70. | 1.00 | 7 | | | | | | | | | 420,000 | | | | | | 420,000 | |

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1A - 1 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 3 - Aluminum | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1928 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 50 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 105.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.98500049 |
| Adj $ / SQ: | 139.624 |
| Other Features: | 75500 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 366070 |
| Depreciation: | 68089 |
| Depreciated Total: | 297981 |

## COMMENTS

## RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

Totals | RMs: 7 | BRs: 3 | Baths: 1 | HB 1

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

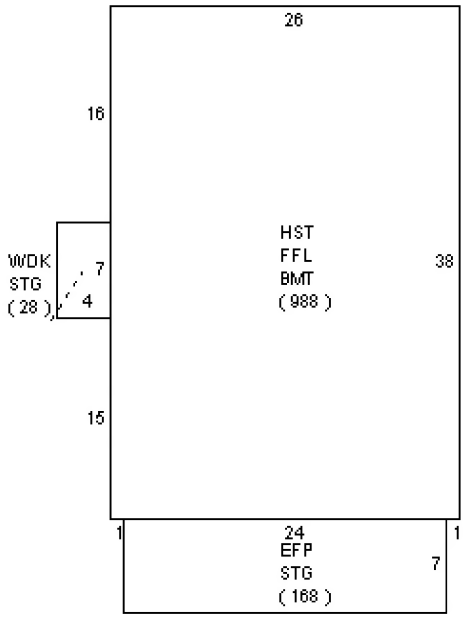
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

WtAv$/SQ: | AvRate: | Ind.Val

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 153.59 |
| Special Features: | 0 | Val/Su Net: | 104.12 |
| Final Total: | 298000 | Val/Su SzAd | 201.08 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 988 | 41.890 | 41,385 |
| FFL | First Floor | 988 | 139.620 | 137,948 |
| HST | Half Story | 494 | 139.620 | 68,974 |
| STG | Storage | 196 | 6.920 | 1,355 |
| EFP | Enclos Porch | 168 | 42.780 | 7,187 |
| WDK | Deck | 28 | 15.760 | 441 |

Net Sketched Area: 2,862 | Total: 257,290

Size Ad 1482 | Gross Are 3356 | FinArea 1482

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

157.0-0008-0001.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 10X20 | A | AV | 1928 | 27.50 | T | 40 | 101 | | | 3,300 | | | 3,300 |

More: N | Total Yard Items: 3,300 | Total Special Featues: | Total: 3,300

## IMAGE

AssessPro Patriot Properties, Inc